







Edale Road

Stretford

M32 9RY

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

6 Edale Road
Stretford
Manchester
M32 9RY

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Offers Over £350,000

AN EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY PRESENTED IN IMMACULATE CONDITION THROUGHOUT Much improved in recent times and providing prospective purchasers move in ready accommodation of approx 896 sq ft. Through lounge, dining room and recently installed fitted breakfast kitchen with integrated appliances and LVT flooring. Well appointed bathroom. Enclosed rear garden with an easterly aspect. Situated in a convenient location within easy reach of local transport links, amenities and access to Trafford Park, Salford Quays and Manchester City Centre. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Entrance Hall
With stairs off to the first floor rooms. LVT flooring. Radiator. Decorative wall panelling.

Through Lounge
With a double glazed bay window to the front and double glazed patio doors with adjacent side windows to the rear. Two radiators. Wall light points. Coal effect gas fire set within a most attractive feature fireplace. Oak cottage door.

Dining Room
With a double glazed window to the front. Radiator. Decorative wall panelling. Oak cottage door. Spotlighting. LVT flooring. Cloaks/storage cupboard off.

Extended Breakfast Kitchen
With an excellent range of base and wall cupboard units and quartz working surfaces and breakfast bar facility with an inset sink unit. Understairs storage off. Spotlighting. Vertical radiator. Electric hob with built in extractor. Built in oven. Integrated fridge/freezer and washing machine. Double glazed window to the rear and exit door to the side elevation. LVT flooring. Oak cottage door.

TO THE FIRST FLOOR

Landing
With a loft access point. Double glazed window to he side. Decorative wall panelling.

Bedroom (1)
With a double glazed bay window to the front. Radiator.

Bedroom (2)
With a double glazed window to the rear. Radiator.

Bedroom (3)
With a double glazed window to the front. Radiator.

Bathroom
With a white suite comprising 'P' shaped bath, low level WC and Vanity wash hand basin. A shower is installed over the bath with an anti splash screen fitted .Fully tiled. Chrome ladder radiator. Spotlighting. Double glazed window to the side elevation.

Outside
To the front is an off road parking facility on a block paved driveway. To the rear is an enclosed garden with patio and lawned areas with timber sleepers borders and an easterly aspect. Access from the rear to a storage section of the garage where the 'Worcester' combination gas central heating boiler is located.

Additional Information
The tenure of the property is LEASEHOLD for the residue of 999 years from 01/06/1933, subject to an annual ground rent of £5.


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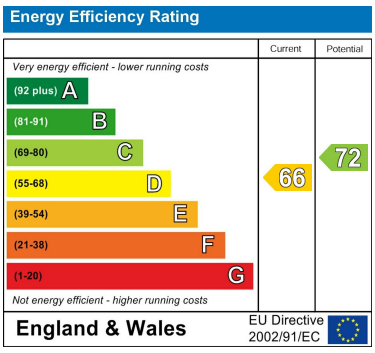

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